

2020 Smallman Street for lease

Located in the heart of Pittsburgh's
STRIP DISTRICT



Unmatched

branding opportunity in Pittsburgh's *hottest* office market

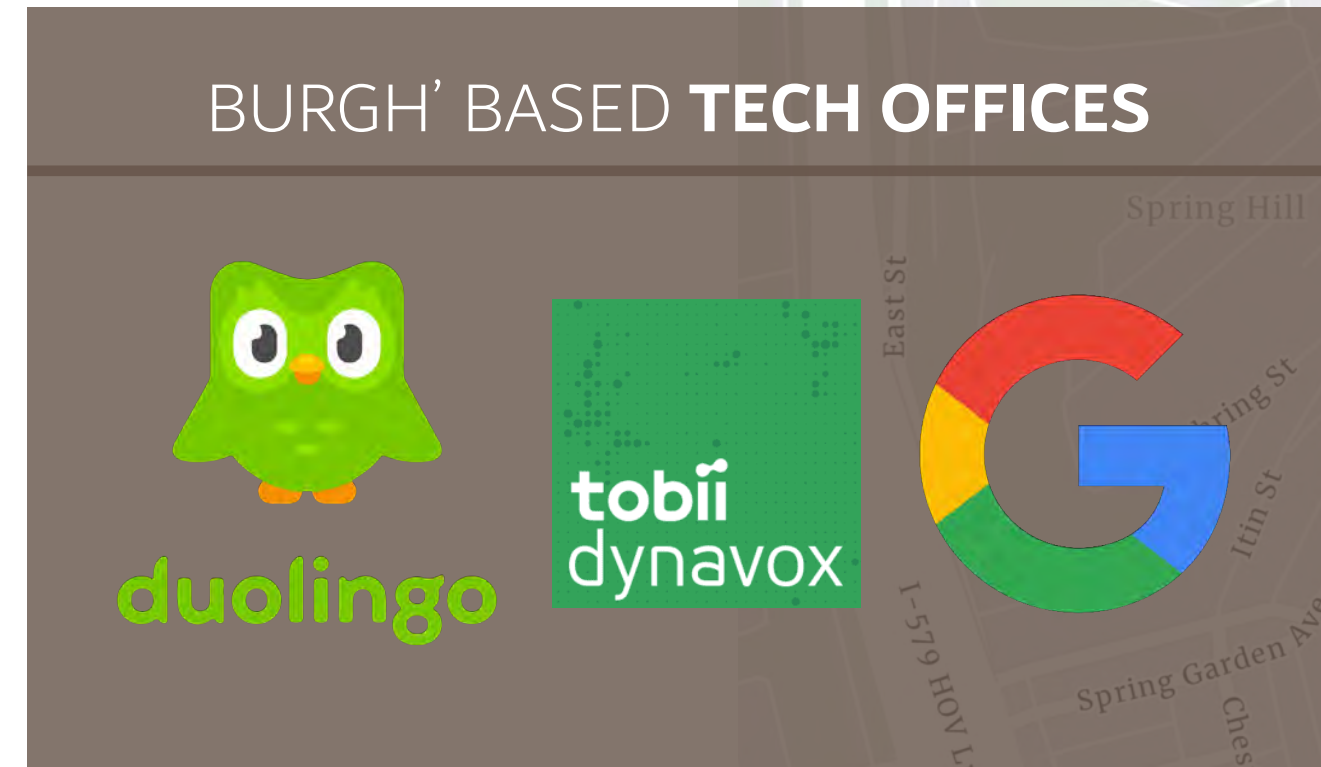
- Rare **prominent exterior** signage opportunity in the heart of the Strip District
- Top **3 floors** available
12,000 SF floorplates | 36,000 SF contiguous
Landlord will subdivide to 6,000 RSF
- Recently restored **historic building** with creative, loft style aesthetic with pressed tin ceilings and **abundant natural light**
- **Papa J's Restaurant** and **Pamela's Diner** located on the ground floor
- Landlord **controlled** parking



Imagine your company logo here.

Plug into the region's technology epicenter.

- Located in Pittsburgh's **Robotics/Technology/AI corridor**, "Silicon Strip" is filled with companies that are **shaping the region** and our *world*.
- **Make neighbors** with Aurora, Facebook (Meta), Bombardier, Argo AI, Net Health, Allegheny Technologies Incorporated (ATI), Smith & Nephew, Pittsburgh Alstom, Honeywell, Innovu, *and more*.
- Close proximity to the **Innovation District** (Carnegie Mellon University & University of Pittsburgh)



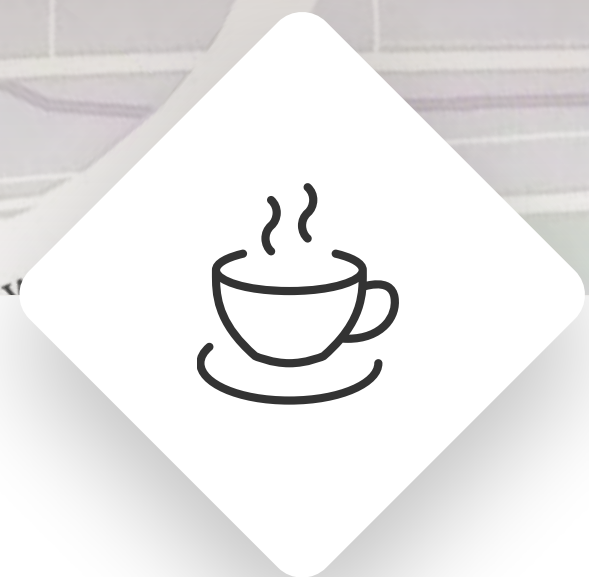
University of
Pittsburgh

Carnegie
Mellon
University

CARLOW
UNIVERSITY



2020
SMALLMAN



Amenity Rich

This building is surrounded by *dozens* of restaurants, cafes, breweries, retailers and grocery outlets.



Work, Live & Play

Residential opportunity in the neighboring Brewers Block, The Yards, Lot 24 Apartments, and The Cork Factory.



Recreational Access

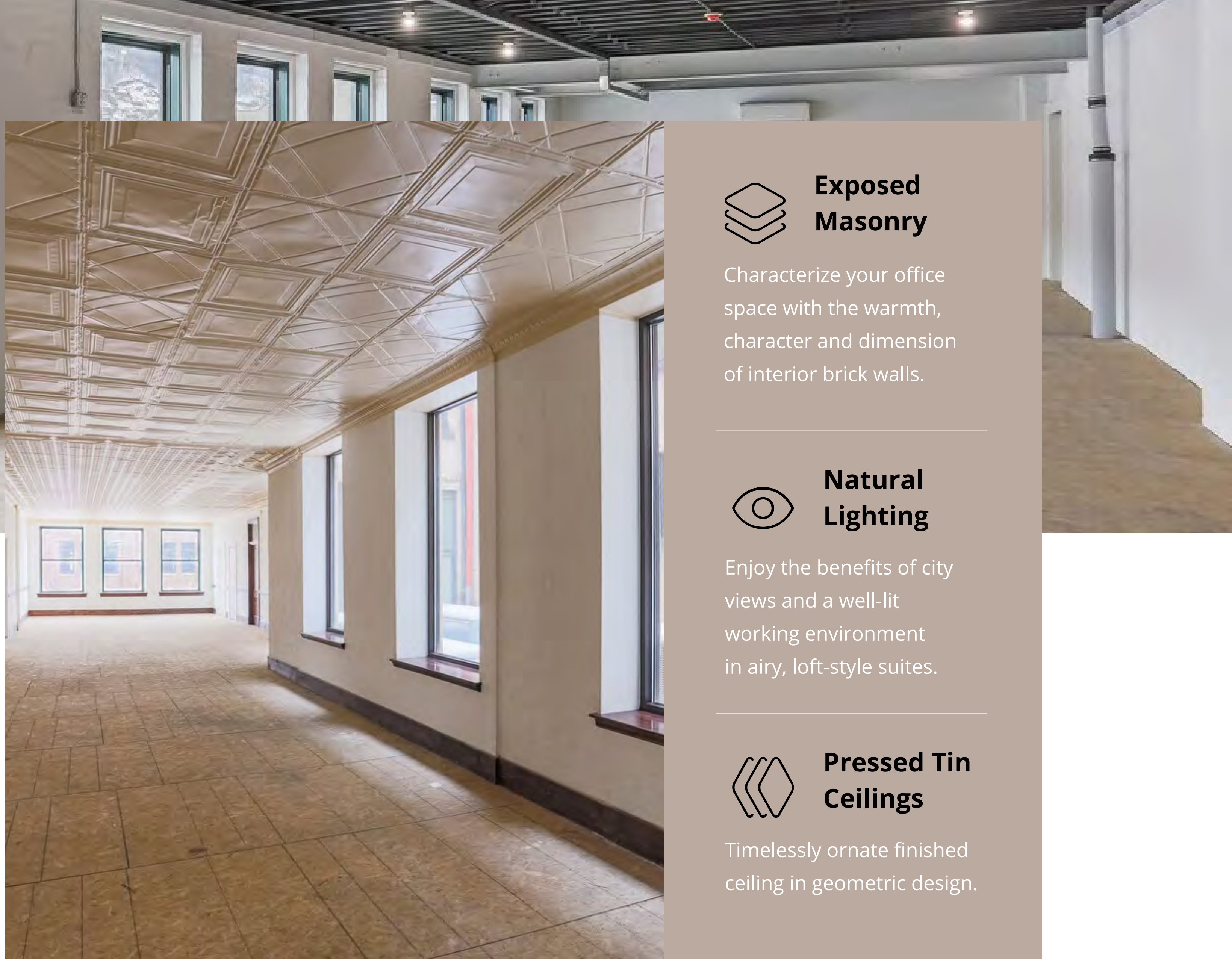
You'll be minutes away from the Allegheny Trail for safe *and* scenic biking, jogging, and walking outings.



Centrally Located

Downtown, Oakland, Lawrenceville, and the North Shore are all within a *15-minute* commute from your office space.

Unparalleled access to Pittsburgh's favorite shops, dining and recreation



Exposed Masonry

Characterize your office space with the warmth, character and dimension of interior brick walls.



Natural Lighting

Enjoy the benefits of city views and a well-lit working environment in airy, loft-style suites.



Pressed Tin Ceilings

Timelessly ornate finished ceiling in geometric design.

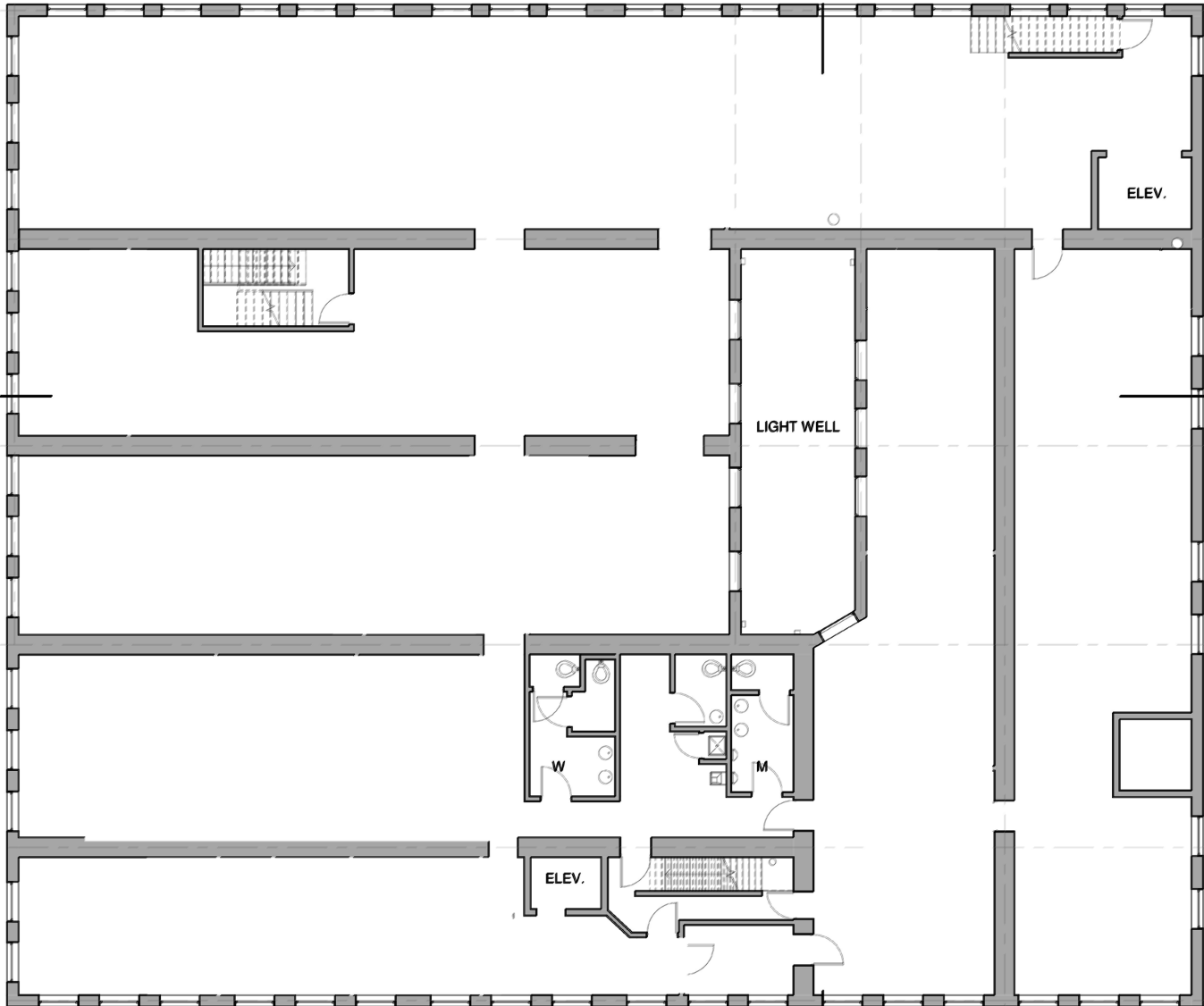


YOUR NEW OFFICE

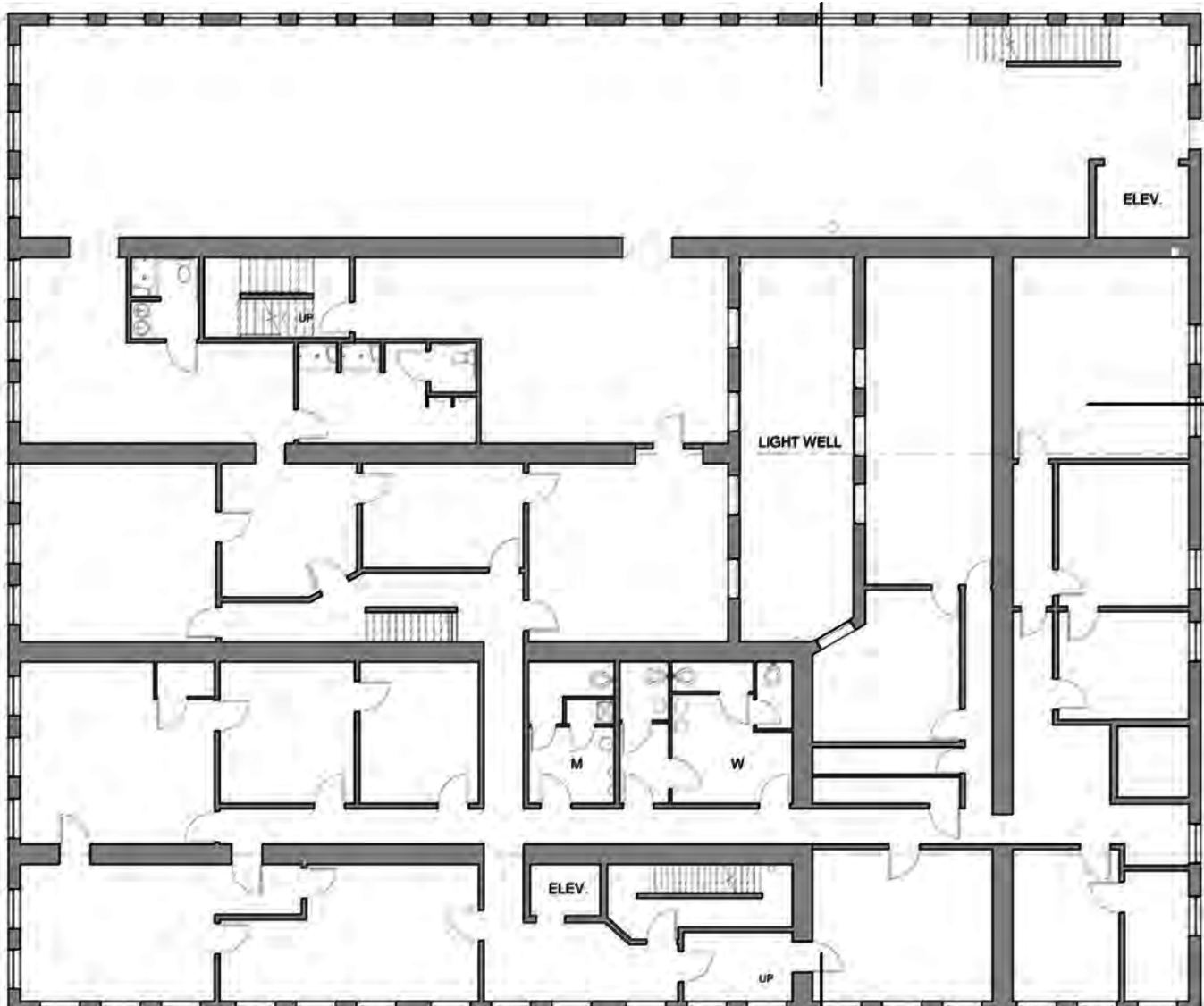
- Historic office partitions with beautiful doors and hardware
- Remodeled spaces with new windows and high-value views
- Open floor plan layouts accommodating 30-96 people
- Locker rooms featuring showers and existing HVAC
- Restored moldings, chair rails, and baseboards



Second Floor
12,000 SF SUBDIVIDABLE



Third Floor
12,000 SF SUBDIVIDABLE



Fourth Floor
12,000 SF SUBDIVIDABLE





CONTACT US



PAUL HORAN

Principal | Pittsburgh
412.515.8525
paul.horan@colliers.com

